What's New?

REMS 5.4

OVERVIEW

This document provides information on the enhancements included in REMS Release 5.4. The enhancements reflect the changes made to the screens or changes in system functionality.

The **Modification** section will display corrections identified from a previous release(s). These are not functionality or feature changes; they are enhancements or corrections to system performance.

The **Database Changes not related to Current Release** section will display items added to the database between releases.

Property Selection
→ CA site Drop-down list
The system will limit the display of CA sites to only those that the user is assigned.

Project Actions
→ Project Actions List Table
A new column "*Related Referral ID*" has been added to the Project Action List table.

Go To Printable Page
Project Actions

| Add New Action | | | | Sort: | ⌄ | | | |

Action	Responsible Person	Role	Type of Plan	Start Date	Target Completion Date	Amended Target Date	Closed Date	Related Referral ID
Rent Processing	ELEANOR S PEYTON	PM	H	08/10/2004	08/30/2004			
AFS Overdue: DEC Review Required	JERRY A CREAMER	EAN		05/22/2004	06/21/2004			9
Hub Referral to DEC	ELEANOR S PEYTON	PM	H	05/12/2004	09/30/2004			
AFS DEC Administrative Review Required	PAUL L ADAMS	EAN	E	06/21/2002	07/21/2002		07/11/2002	6
AFS Evaluation Financial Risk	JAMES PITTS	PM		05/28/2002	06/27/2002			
AFS DEC Administrative Review Required	PAUL L ADAMS	EAN	E	05/29/2002	06/29/2002		07/11/2002	5
AFS DEC Administrative Review Required	PAUL L ADAMS	EAN	E	05/29/2002	06/29/2002		07/11/2002	4
AFS DEC Administrative Review Required	PAUL L ADAMS	EAN	E	05/29/2002	06/29/2002		07/11/2002	3
AFS Evaluation Financial Risk	JAMES PITTS	PM		05/08/2002	06/07/2002			
Notification: Loan was reinstated	VICKI SMITH	PM		01/30/2004	02/06/2004			

TOP ⟰

New Referral ID column

→ Project Action Detail screen
A new field, *DEC Referral ID Link* has been added to the **Project Action Detail** screen.

New DEC Referral ID field

Section 8 Renewals
→ Short Term Renewal Detail
The ***Length of Short-term Renewal (Months)*** field has been limited to 12 months or less. If a user enters 12 months as the term, the following dialog box displays. This is a warning message and will allow the user to select 12 months.
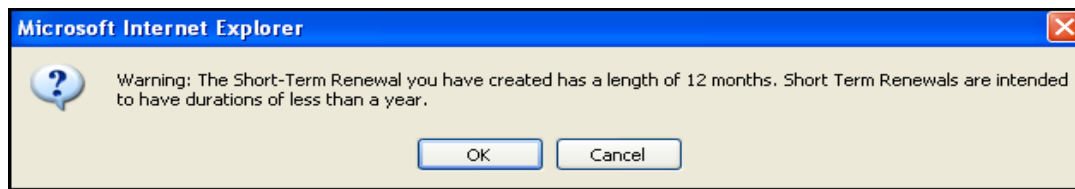
If the user enters more than 12 months the following dialog box displays. This is an error message and the user will not be allowed to continue with the short-term renewal.
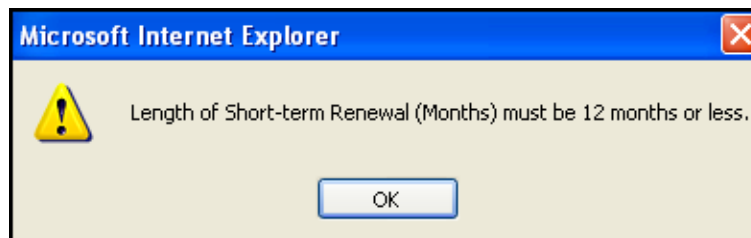
→ Option 1b Renewal Detail

If "Yes " is selected for the, ***Has owner met criteria to request increase above the cap on comparable rents of 150% of FMR?*** field; the system will now take the percentage greater than 150% and use it in the calculation instead of capping it at 150%.

→ Option 2 and 4 Renewal Detail

Homeownership & Economic Opportunity Act has been added as a selection to the ***Exception Project Exempted From OMHAR*** drop-down list.

→ Option 3 Renewal Detail

A new field, ***Date of owner 120-day notification to tenants to not restructure***, has been added to the **Option 3 Referral Detail** screen. If an owner elects to go to OMHAR for a debt restructure and the owner does NOT restructure he is required to notify the tenant.

New Field → (points to *Date of owner 120 day notification to tenants to not restructure* field)

→ **Renewal Option Detail-All Options**
Mod-Rehab Contract has been added to the *Renewal Contract* drop-down list.

→ **OCAF Adjustments**
The *Reserve for Replacement adjusted by OCAF* calculation has been changed to match a new calculation in the upcoming Section 8 User Guide.

→ **Option 6 Renewal Detail**
The new Option 6 renewal detail screen has been changed to reflect only the information required for an op-out.   The Option 1 eligibility section has been removed from the Option 6 detail screen.

MODIFICATION

Section 8 Renewals
→Budget Based Rent Calculation
The rounding on the budget-based rents input calculation and the budget-based rent in the rent table have been corrected. Both numbers will calculate the same.

→Comp Study for Closed Renewals
A closed renewal will accurately reflect its association to a comparability study.

→Comp Study Execution Date of First Related Renewal
If the renewal was completed in REMS, the *Execution Date of First Related Renewal* column on the **Comparability Study** table will be populated with the actual *Execution Date of the First Related Renewal*. If the renewal was completed outside of REMS, the *Execution Date of First Related Renewal* column will be populated with the *Date Approved/Accepted by HUD.*

Subsidy Status Screen
→Assistance Contract Detail
   ### →PBCA Assignment

Contracts are assigned and/or withdrawn from a PBCA's portfolio each month. Each contract has an effective assignment/withdrawn date to that PBCA. When the date the contract is assigned to the PBCA is a future date, the PBCA cannot access the property/contract via REMS. When the effective date becomes current, the PBCA will be able to access the property/contract via REMS. When the effective date becomes current, the PBCA will be able to access REMS. .

→Assistance Contract Detail
  →REMS Rent Adjustments
The *Rent Adjustment Effective Date* is not limited to the current Fiscal year.

Occupancy Screen
→Contract Status
The *Contract Status* column in the contract table, will now display the current TRACS status.

Event Notification
→New Event Message
The events notification "new events message" will no longer display after all events have been deleted.

Database Changes not related to Current Release

Section 8 Renewals
→OCAF Adjustment data
The **FY 2005 OCAF** values have been added in the REMS database.

Business Rule Note Additions

N/A this release.